

APPROVED MINUTES
Brookfield Planning Commission
Thursday, February 7, 2013 - 7:30 p.m.
Meeting Room #133 - Town Hall, 100 Pocono Road

1. **Convene Meeting:** Chairman Van Hise convened the meeting at 7:33 p.m. and established a quorum of members: Chairman J. Van Hise; Vice Chairman A. Kerley; Secretary D. Frankel; Regular Member P. Conlon; Alternates L. Taylor* and N. Tolmoff. Also present: Town Director of Public Works, R. Tedesco, and Recording Secretary, J. Llewellyn.

*L. Taylor was appointed a voting member.

Absent: Regular Member: R. Baiad

2. **Review Minutes of Previous Meetings:**
1/17/2013: A motion was made by P. Conlon to approve the minutes as written. A. Kerley seconded the motion which carried 4-0-1 with L. Taylor abstaining: not present at this meeting.

3. **Old Business:**

a. **44 & 52 Obtuse Road South #201200890: Re-subdivision – Ferry Farm Estates**(decision date 3/22/13):

A copy of an e-mail from Town Attorney N. Marcus, dated 2/7/13, was distributed to all Commissioners, reviewed and discussed. Attorney Marcus had recommended that the typo on the Conservation Easement (as noted in the 1/17/13 minutes), be corrected, and that any ambiguity with regard to the Conservation Commission having jurisdiction be clarified. The final map needs to have the correct address as well. R. Tedesco asked for a resubmission of the bond which needs to include pins and monuments. The Commission asked that the Land Use Office contact the applicant and request that the map be corrected to reflect the correct address of 52 (Lot 1) and 44 (Lot 2); that the Conservation Easement typo on page two (see 1/17/13 minutes) be corrected; and that the bond be submitted for R. Tedesco's review.

This item is continued to the next meeting.

b. **Election of Officers for the 2013 Calendar Year:** Nominating Committee member P. Conlon read the slate of nominated officers: J. Van Hise, Chairman; A. Kerley, Vice Chairman; D. Frankel, Secretary. The Commission unanimously approved the slate as nominated.

4. **New Business:**

a. **101 Obtuse Hill Road: #201300961: Sign Mylar:** Chairman J. Van Hise signed the mylar.

c. **186 Whisconier Road #201300066: 8-24 Referral – Sale of Library Cottage**

• **Memo from W. Davidson to the Planning Commission dated 2/5/13**

No one present. The Commission discussed the location of this building and its present condition, as well as its proximity to the Library and the Brookfield Playhouse. This

building also lies in the Historic District. After a short discussion, **a motion was made by P. Conlon to send a favorable referral to the Board of Selectmen with regard to the proposed disposition of 186 Whisconier Road. The motion was seconded by D. Frankel and carried unanimously.**

5. **Minutes of Other Boards and Commissions:**

- 1/10/13 Zoning: No comments;
- 1/14/13: Inland Wetlands Commission: The Commission inquired about one person being an officer on one Land Use Commission and an alternate on another.
- 1/24/13: Zoning: Chairman Van Hise asked that a letter be sent to Attorney Marcus on the following matter in order for this Commission to have some direction should this situation arise: How does the Commission proceed in the event that no officers are present? Can the meeting still be held? During his nearly 25 year tenure on the Commission, Chairman Van Hise believed an officer needed to be present in order for a meeting to be held. He cited this Zoning meeting where no officers were present so the Commission moved to have a temporary (acting) Chairman and Vice Chairman for that night. In fact, one of these appointed (acting) officers is an Alternate member of the Commission.
The Chairman asks for guidance on how to proceed in the event the Planning Commission finds itself without any officer present.

6. **Correspondence**

- a. **Letter from D. Sawicki of the State of CT DOT dated 1/23/13 re: Stew Leonard's Expansion: This proposal is for road work in Danbury.**
- b. **Email from K. Daniel to H. Kurfehs dated 1/29/13 re: 4 Corners Residential
1, Housing information provided by H. Kurfehs re: Four Corners Brookfield Town Center Revitalization Plan received in the Land Use Office on 1/28/13**
 - A. Kerley believes one- and two-bedroom condos may impact our schools.
- c. **Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter Volume XVII, Issue 1**

7. **Informal Discussion:** There was none at this meeting.

8. **Tabled Items:** There were none at this meeting.

9. **Adjourn:** A motion was made by A. Kerley to adjourn the meeting at 8:18 p.m. The motion was seconded by P. Conlon and carried unanimously.